

Doc. # 5294

ADOPTED 4/19/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND APPROVAL OF
LANDSCAPING PLANS AND PROPOSED DISPOSITION PARCELS
RE-2B, RD-13, RR-8, 30, 20, 23A, SE-49, SE-7, SE-122,
RD-36, SE-123, SE-2, 33B, AND SE-124 IN THE SOUTH END
URBAN RENEWAL AREA PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, South End/Lower Roxbury Open Space Land Trust, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RE-2B, RD-13, RR-8, 30, 20, 23A, SE-49, SE-7, SE-122, RD-36, SE-123, SE-2, 33B, SE-124 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

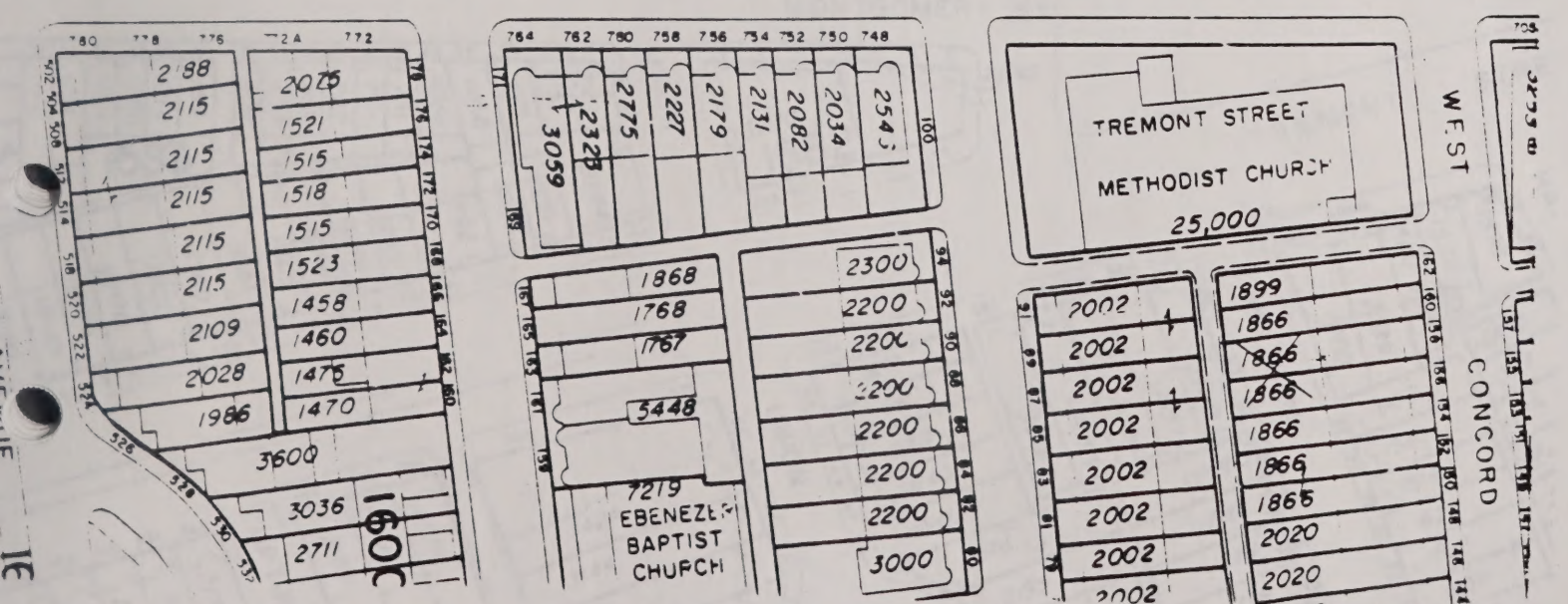
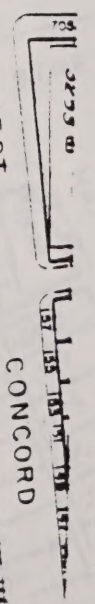
1. That the South End/Lower Roxbury Open Space Land Trust, Inc., be and hereby is, finally designated as Redeveloper of Parcels RE-2B, RD-13, RR-8, 30, 20, 23A, SE-49, SE-7, SE-122, RD-36, SE-123, SE-2, 33B, SE-124 in the South End Urban Renewal Area.
2. That it is hereby determined that the South End/Lower Roxbury Open Space Land Trust, Inc. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.

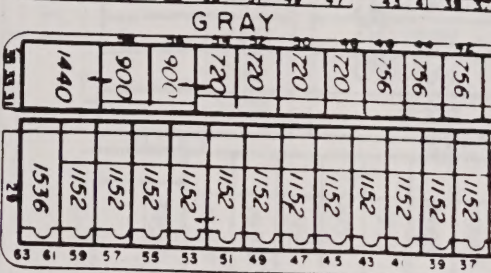
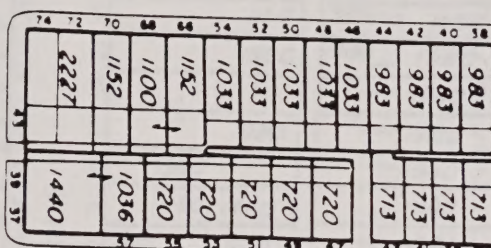
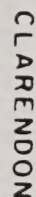
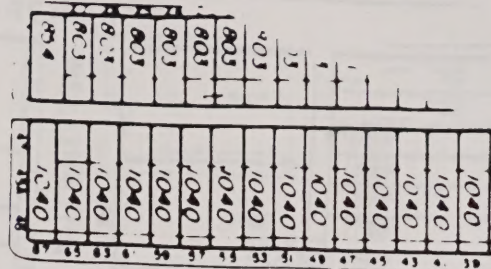
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Landscaping Plans submitted by South End/Lower Roxbury Open Space Land Trust, Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Landscaping Plans be, and hereby are, approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
6. That the Director is hereby authorized to disburse the remaining \$18,750 of the \$25,000 grant appropriated for the Trust for Public Land.
7. That the Director is hereby authorized for and in behalf of the Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcels RE-2B, RD-13, RR-8; 30, 20, 23A, SE-49, SE-7, SE-122, RD-36, SE-123, SE-2, 33B, SE-124 to the South End/Lower Roxbury Open Space Land Trust, Inc., said documents to be in the Authority's usual form.
8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Attachment "A"

<u>Map #</u>	<u>Parcel #</u>	<u>Address</u>	<u>Area</u>
1	RE-2B	108-138 Worcester Street	28,849
2	RD-13	20-22 Clarendon Street 65-71 Warren Avenue	2,080
3	RR-8	561 Columbus Avenue	2,137
4	30	1561-1565 Washington Street 1 Haven Street	13,767
5	20	908-912 Tremont Street 144-156 Lenox Street 119 Kendall Street	11,946
6	23-A	922-946 Tremont Street 100-116 Kendall Street	12,079
7	SE-49	106 West Springfield Street	1,326
	SE-7	108 West Springfield Street	1,600
	SE-122	110 West Springfield Street	1,600
	RD-36	112 West Springfield Street	1,600
	SE-123	114 West Springfield Street	1,600
	SE-2	116 West Springfield Street	1,500
8	33-B	75-87 Northampton Street	9,636
9	SE-124	29-31 Dartmouth Street	3,000

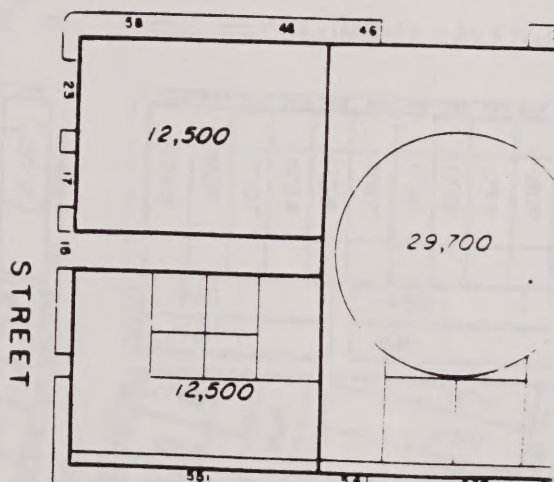






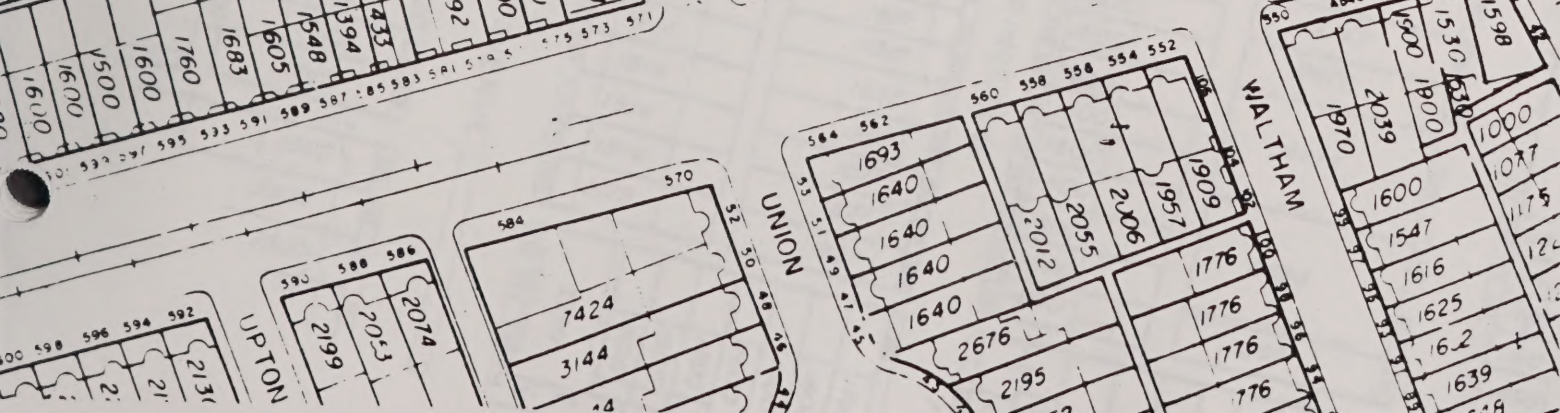
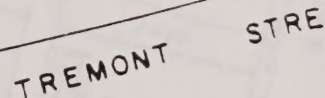
RD-13

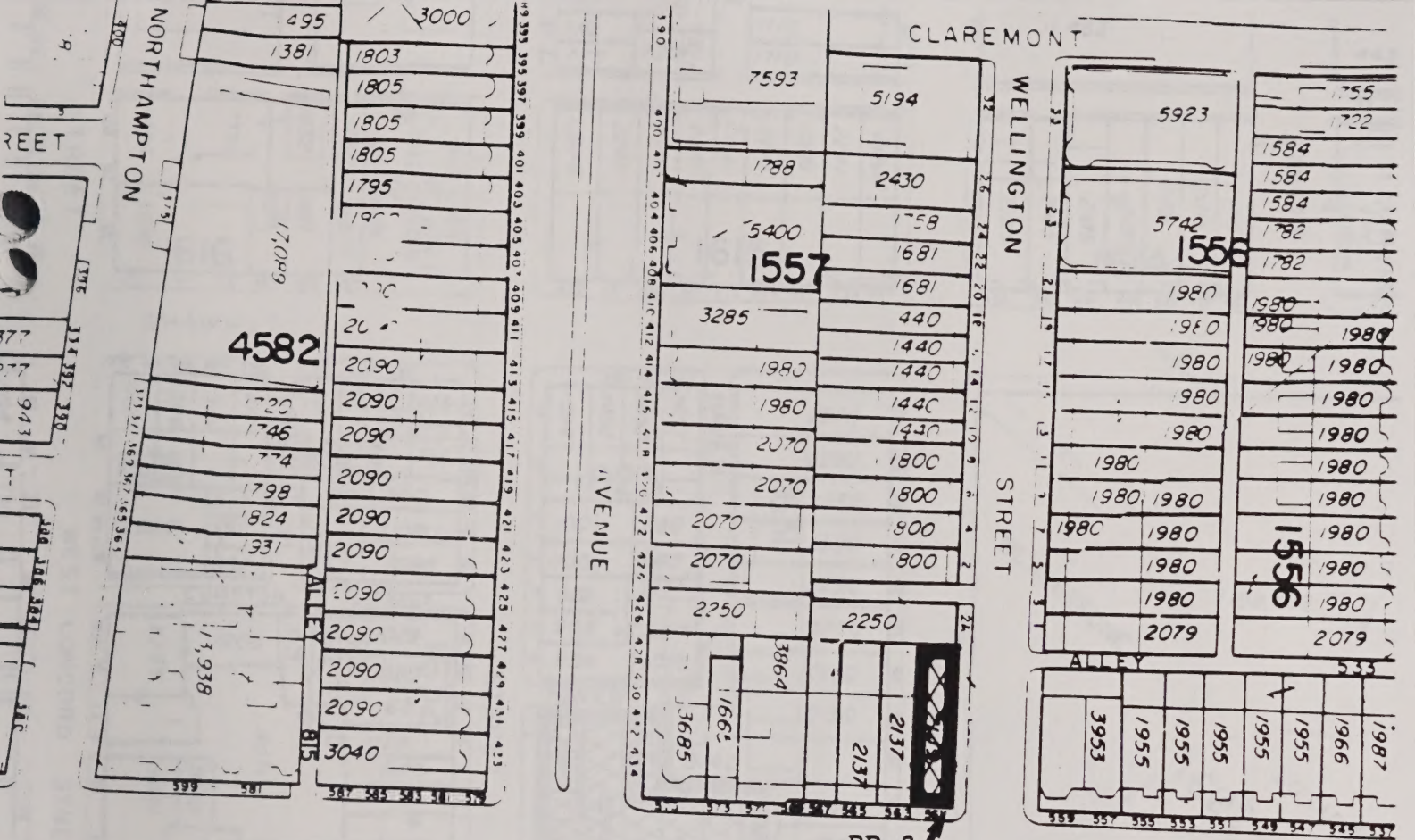
20-22 CLARENDON STREET
65-71 WARREN AVENUE



STREET

MONTGOMERY ST





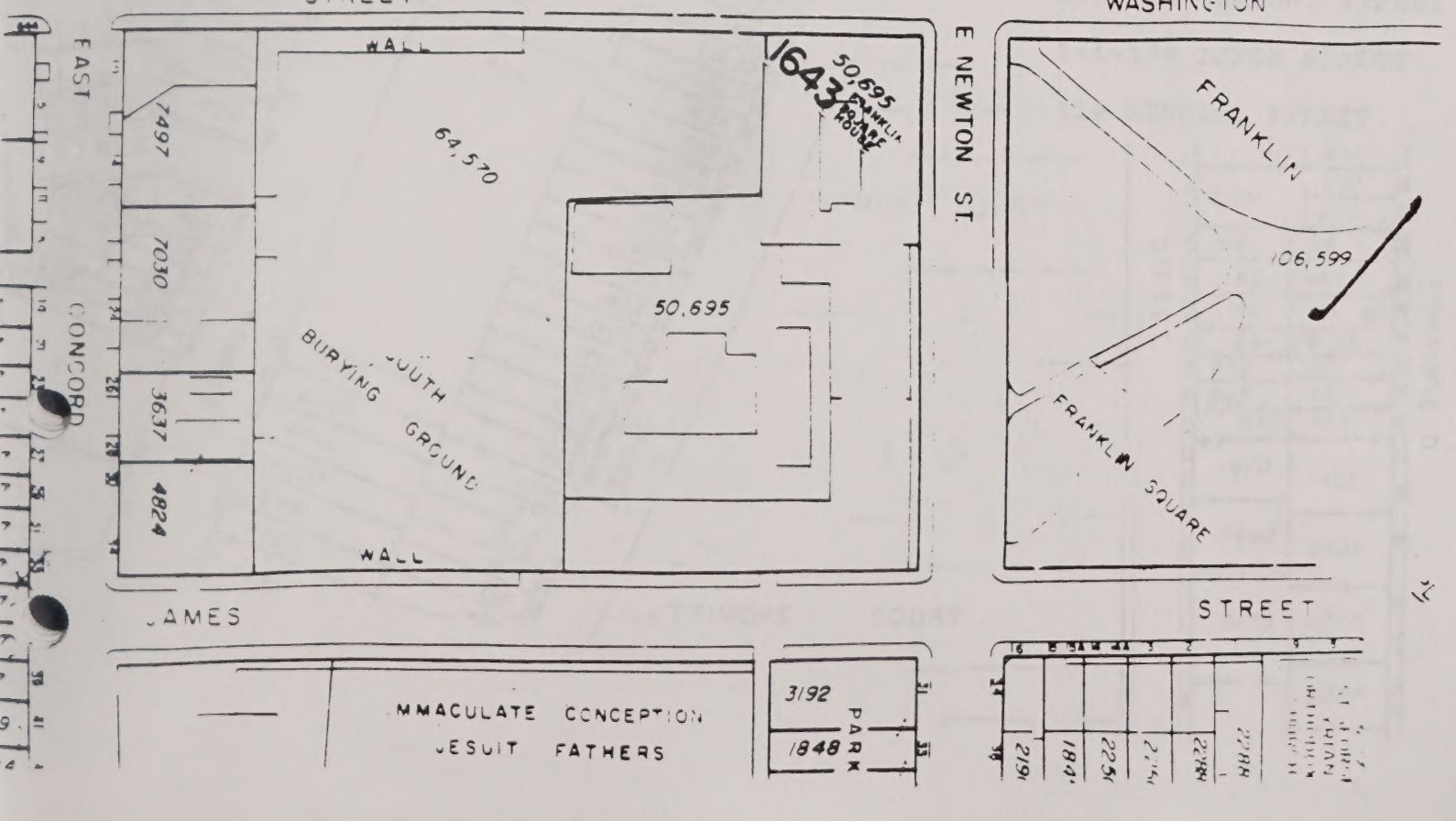
561 COLUMBUS AVENUE

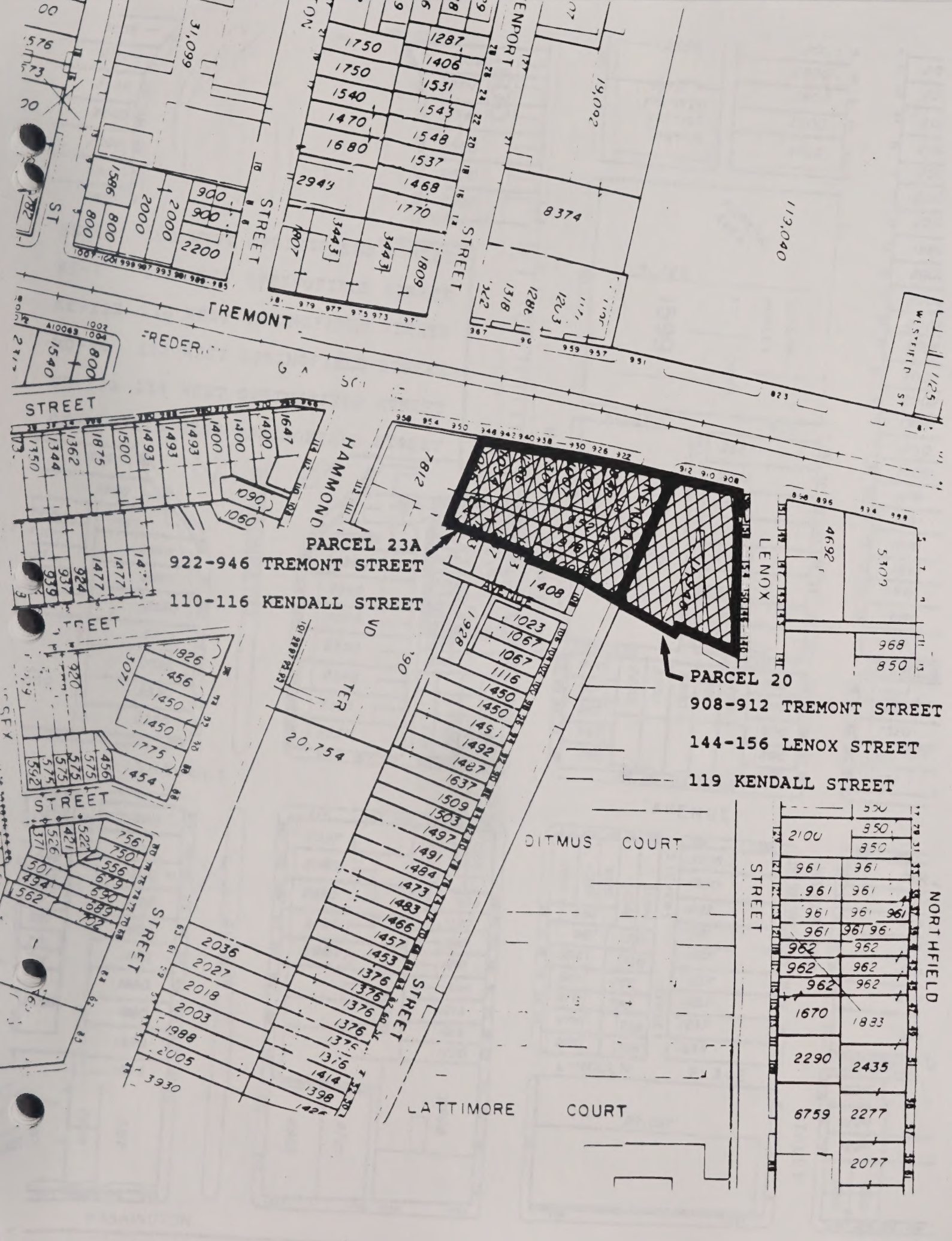
COLUMBUS AVENUE





PARCEL 30
1561-1565 WASHINGTON STREET
1 HAVEN STREET





TREMONT

FREDERICK

STREET

STREET

STREET

HAMMOND

LENOX

PARCEL 23A

922-946 TREMONT STREET

110-116 KENDALL STREET

PARCEL 20

908-912 TREMONT STREET

144-156 LENOX STREET

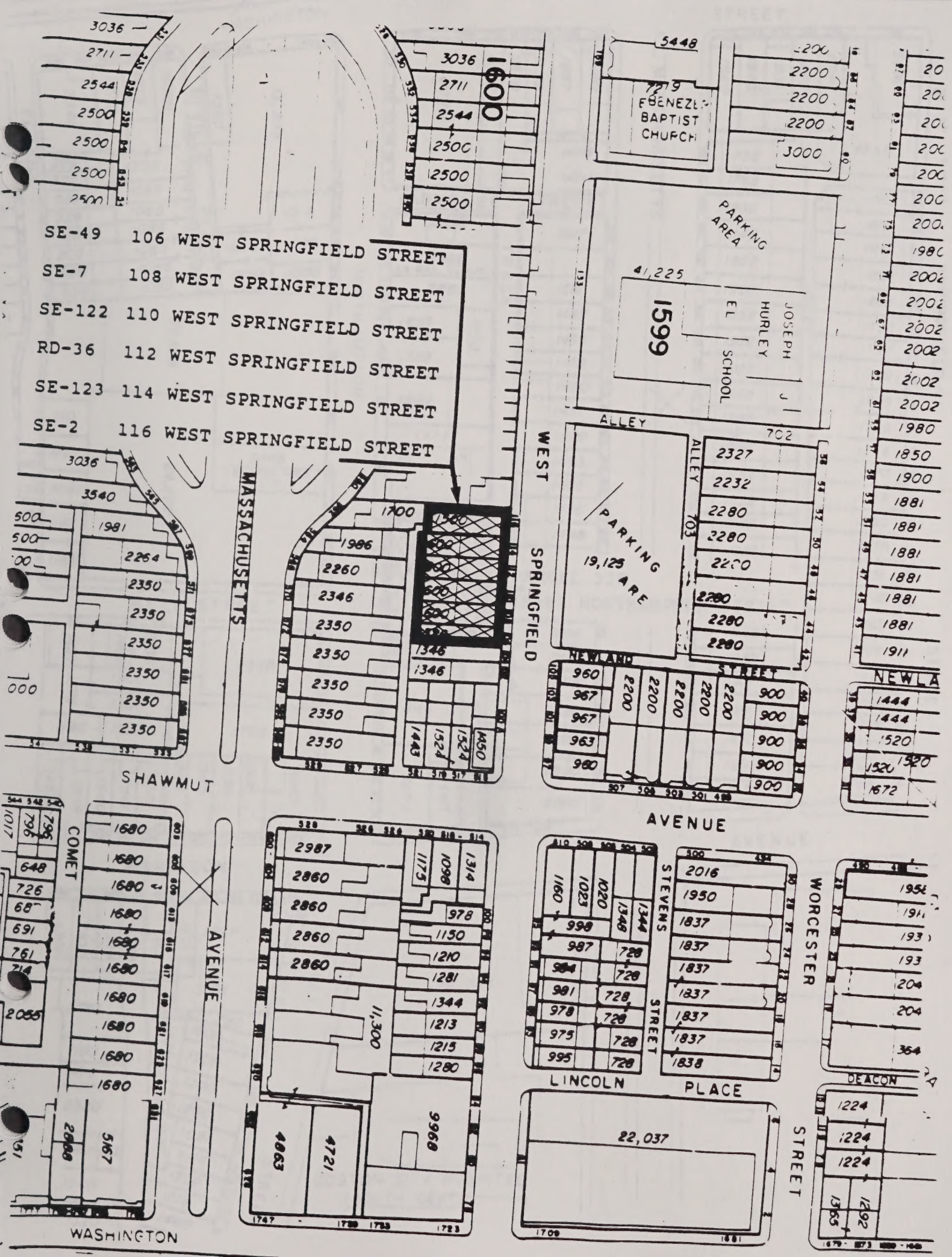
119 KENDALL STREET

DITMUS COURT

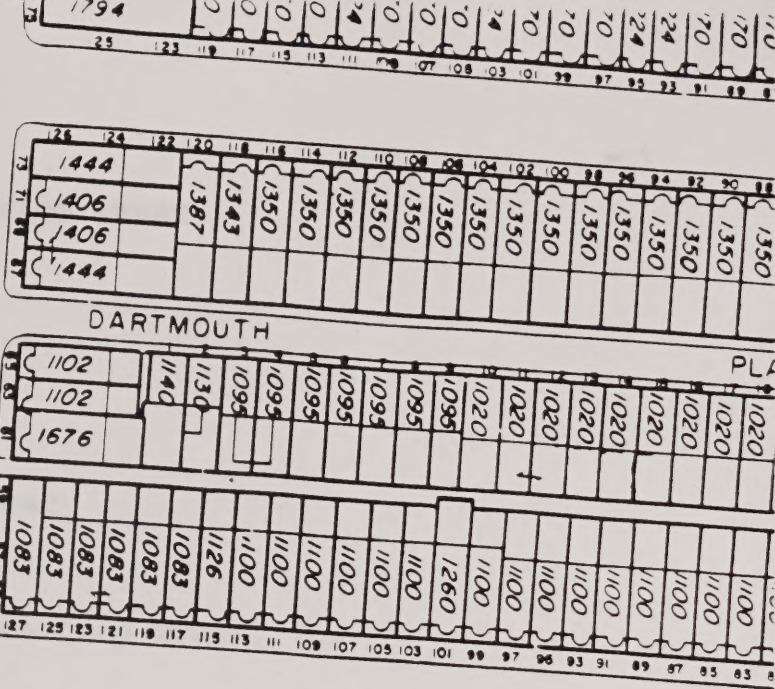
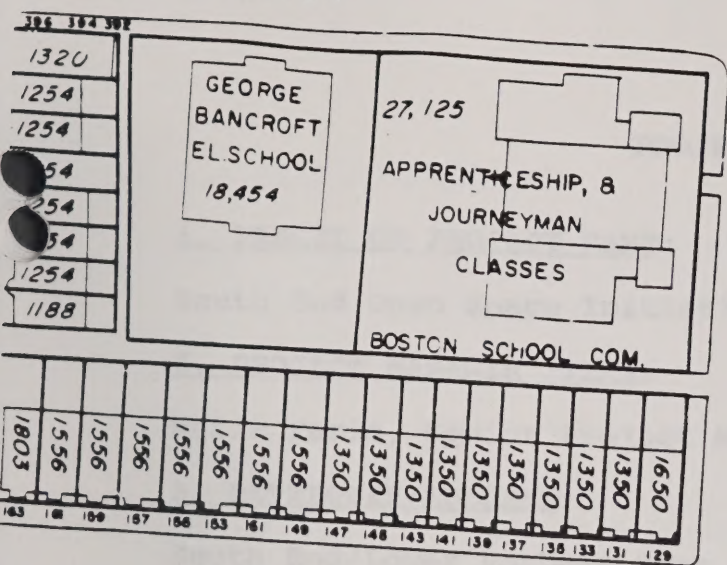
LATTIMORE COURT

NORTHFIELD

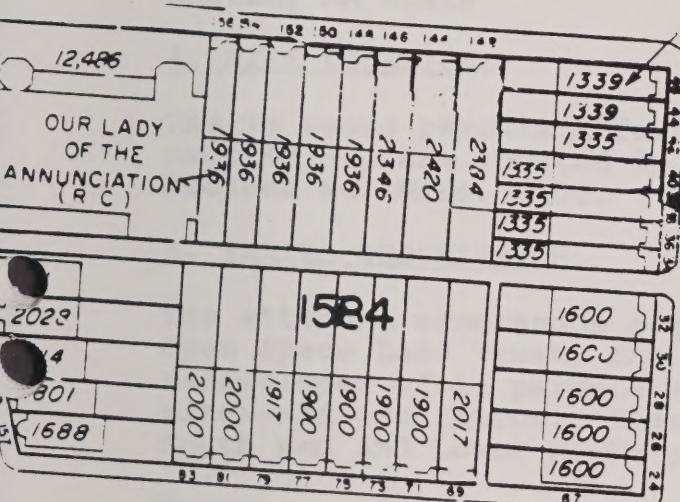
STREET



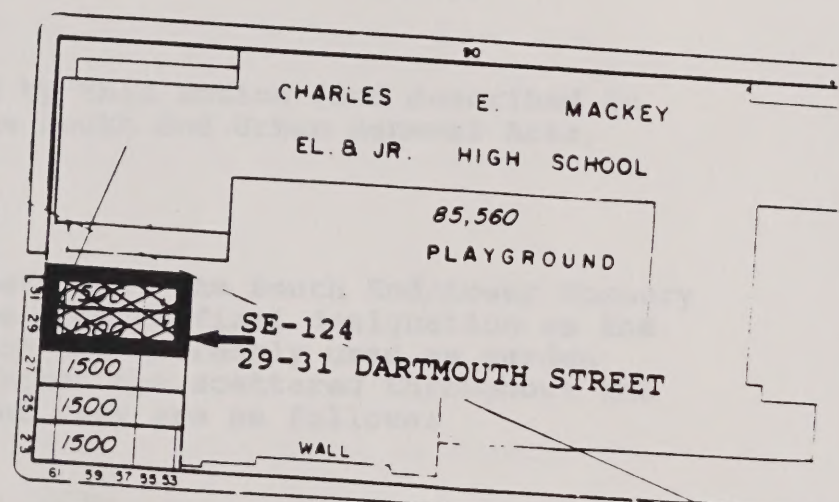
APPLETON



WARREN

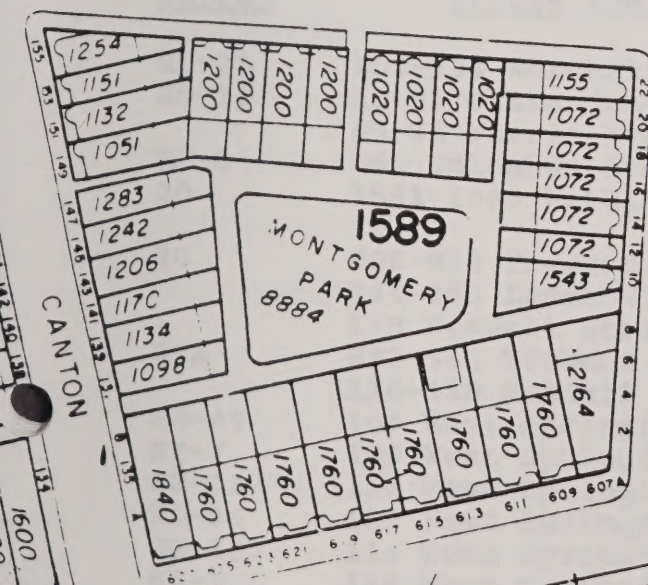


AVENUE

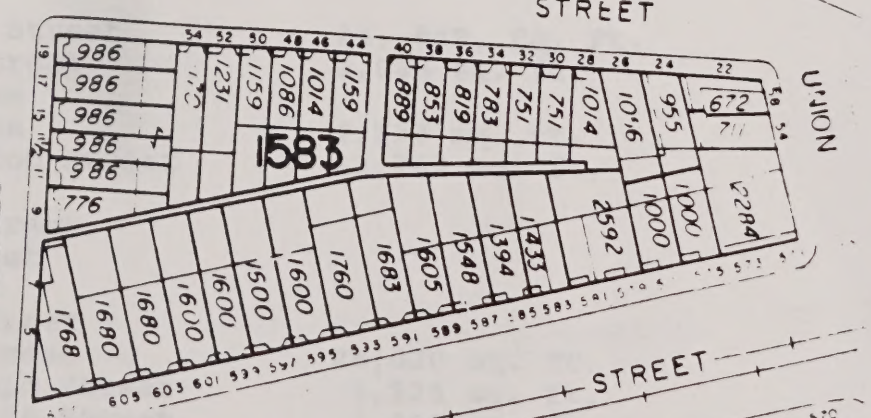


DARTMOUTH

MONTGOMERY

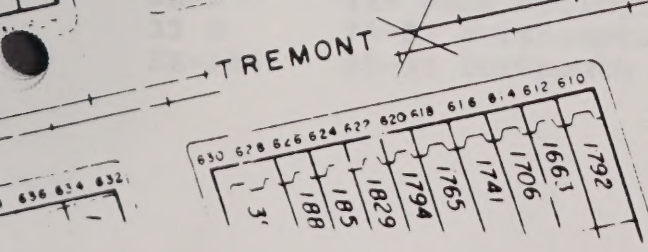


STREET

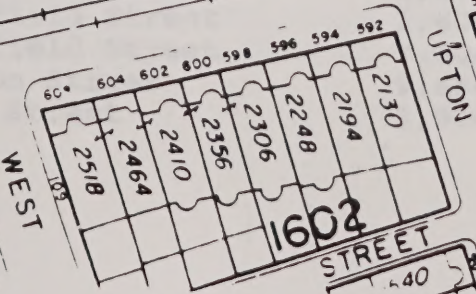


UNION

TREMONT



WEST



UNION



PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:

South End Open Space Initiative

2. PROJECT MANAGER /TEAM:

Maria Faria, Senior Project Manager

3. DEVELOPER/ADDRESS:

South End/Lower Roxbury Open Space Land Trust, Inc.
791 Tremont Street #W502
Boston, MA 02118

4. SITE LOCATION:

The 14 reuse parcels affected by this action (and described in section 5), are located in the South End Urban Renewal Area, Project No. Mass. R-56.

5. PARCEL DESCRIPTION:

The attached memorandum requests that the South End/Lower Roxbury Open Space Land Trust, Inc. be granted final designation as the redeveloper of 14 parcels which are currently used as garden sites and open space. These sites are scattered throughout the South End and Lower Roxbury and they are as follows:

<u>Reuse Parcel</u>	<u>Street Address</u>	<u>Land Area</u>
RE-2B	103-238 Worcester Street	24, 849, Sq. Ft.
RD-13	20-22 Clarendon Street	2,080 sq. ft.
	65-71 Warren Avenue	
RE-8	561 Columbus Avenue	2,137 sq. ft.
30	1561-1565 Washington Street	13,767 sq. ft.
20	908-912 Tremont Street	
	144-156 Lenox Street	
	119 Kendall Street	
23A	922-946 Tremont Street	
	110-116 Kendall Street	24,030 sq. ft.
SE-49	106 West Springfield Street	1,326 sq. ft.
SE-7	108 West Springfield Street	1,600 sq. ft.
SE-122	110 West Springfield Street	1,600 sq. ft.
RD-36	112 West Springfield Street	1,600 sq. ft.
SE-123	114 West Springfield Street	1,600 sq. ft.
SE-2	116 West Springfield Street	1,500 sq. ft.
33 B	75-87 Northampton Street	9,654 sq. ft.
SE-124	29-31 Dartmouth Street	3,000 sq. ft.

6. ACTION REQUESTED:

The attached memorandum requests permission to grant final designation to the South End Lower/Roxbury Open Space Land Trust, Inc. as redeveloper of the above-referenced parcels.

7. PREVIOUS BOARD ACTIONS:

On June 29, 1989, the Trust for Public Land (TPL) was granted tentative designation and a contract was executed under which TPL was asked to facilitate establishment of a local non-profit corporation to assume ownership, maintain and improve the various parcels.

8. DEVELOPMENT PROGRAM:

The South End/Lower Roxbury Open Space Land Trust, Inc. has developed a capital improvements plan that calls for improvements to the various gardens such as new fences, walkways and water faucets. A mechanism has been established to allow local residents and gardeners to participate in the maintenance and management of the gardens.

9. TOTAL DEVELOPMENT COSTS:

10. ZONING:

The continued use of these parcels as open space is permitted under the Zoning Code.

11. DESIGN:

Design plans have been approved by BRA staff.

12. FAIR HOUSING PLAN:

Not applicable.

13. COMMUNITY REVIEW:

There have been several well-attended community working meetings at which this program was developed, and the final product was approved at a community meeting on April 7, 1990.

14. NOTIFICATION OF MONS:

Staff from the Mayor's Office of Neighborhood Services have worked closely with BRA staff on this project.

15. TRANSPORTATION ACCESS PLAN:

Not applicable

16. CENTRAL REGISTER NOTICE:

Pat Twohig informs us this step is not necessary.

17. BRA APPRAISAL:

\$1.00

18. ENVIRONMENTAL CLEARANCE:

Not applicable

SEINITVE>MF

700401-015

Worcester Street Garden Inc.
c/o D. MacElroy
20 Wellington Street
Boston, Massachusetts 02118

April 5, 1990

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Coyle,

We, the undersigned, as members of the Worcester Street Garden Inc., located at 108 - 138 Worcester Street, fully support the formation of the South End/Lower Roxbury Land Trust.

We particularly want to express our appreciation to the BRA for providing us with this opportunity to obtain these properties through the Land Trust.

We have worked hard in the past to maintain our garden to the best of our abilities, and look forward to many productive years with the Land Trust's support.

Sincerely,

John A. T. M.
Nancy S. Mitchell
John E. Ackerly
J. B. Brown
John C. Civiński
Ann L. Jackson

APR 9 11 46 AM '90

700409-013

Worcester Street Garden Inc.
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Sincerely,

Lillian Cami

Alma K. Higgins

Richard Anderson

Lillie M. Sanders

Harold Sallier

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Sincerely,

Balanced R. Hoffman (BALANCED R. HOFFMAN)

Mahel Smith

Lilla Warren

Ann Jones

Willie Lambert

Claudia Milton

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c/o D. MacElroy
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Sincerely,

Amos Williams

Worcester Street Garden Inc.
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20 Wellington Street
Boston, Massachusetts 02118

April 5, 1990

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Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

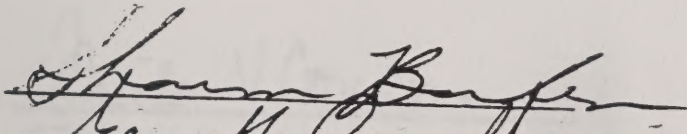
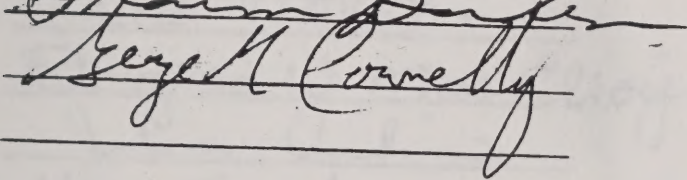
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Sincerely,

Anita V Condon
Douglas W MacElroy
Julia Andino
Ken Tennely

Worcester Street Garden Inc.
c/o D. MacElroy
20 Wellington Street
Boston, Massachusetts 02118

April 5, 1990

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Sincerely,

James Bergan
Nicholas James

South and Worcester Street

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

APR 10 11 27 AM '90

THE UNIVERSITY OF CHICAGO

We have worked hard in the past to maintain our garden to the best of our abilities, and look forward to many productive years with the Land Trust's support.

Thomas E. Ford III
John H. Thompson
Milla West
James Harris

900410-005

Worcester Street Garden Inc.
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20 Wellington Street
Boston, Massachusetts 02118

April 5, 1990

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Sincerely,

Betty Williams

MEMORANDUM

APRIL 19, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF SOUTH END/LOWER ROXBURY OPEN SPACE
LAND TRUST, INC. AS REDEVELOPER OF 14 VACANT PARCELS

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) GRANT FINAL DESIGNATION TO THE SOUTH END/LOWER ROXBURY OPEN SPACE LAND TRUST, INC. AS REDEVELOPER OF 14 RE-USE PARCELS ON EIGHT SCATTERED SITES IN THE SOUTH END/LOWER ROXBURY AREA. THE 14 PARCELS, TOTALLING 2.1 ACRES OF VACANT LAND, FORM FIVE EXISTING COMMUNITY GARDENS, ONE PLANNED COMMUNITY GARDEN, AND TWO NEIGHBORHOOD OPEN SPACE PARCELS.

On June 29, 1989, the Trust for Public Land (TPL), a national non-profit organization that provides technical assistance to local preservation organizations, was granted tentative designation as redeveloper of 14 parcels in the South End Urban Renewal Area, Project No. Mass. R-56. These parcels form five existing community gardens and two open space parcels with a total land area of approximately 2.15 acres.

At the same board meeting, the Boston Redevelopment Authority (BRA) also authorized the Director to execute a contract with TPL in the amount of \$25,000 to enable TPL to manage and maintain the 14 parcels temporarily, and to establish a community-based land trust to assume ownership, manage and maintain these parcels as permanent open space for community use. The sites are scattered throughout the South End/Lower Roxbury and they are as follows:

<u>Reuse Parcel</u>	<u>Street Address</u>	<u>Land Area</u>
RE-2B	108-138 Worcester Street	24,849 sq. ft.
RD-13	20-22 Clarendon Street	2,080 sq. ft.
	65-71 Warren Avenue	
RR-8	561 Columbus Avenue	2,137 sq. ft.
30	1561-1565 Washington Street	13,767 sq. ft.

<u>Reuse Parcel</u>	<u>Street Address</u>	<u>Land Area</u>
20	908-912 Tremont Street 144-156 Lenox Street 119 Kendall Street	
23A	922-946 Tremont Street 110-116 Kendall Street	24,030 sq. ft.
SE-49	106 West Springfield Street	1,326 sq. ft.
SE-7	108 West Springfield Street	1,600 sq. ft.
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SE-2	116 West Springfield Street	1,500 sq. ft.
33B	75-87 Northampton Street	9,654 sq. ft.
SE-124	29-31 Dartmouth Street	3,000 sq. ft.

In accordance with the conditions of the tentative designation, TPL was obligated to accomplish the following: (1) assist neighborhood residents in their efforts to establish a community-based land trust; (2) maintain the community gardens and open space parcels until the time of their ultimate conveyance to a community-based land trust; and (3) prepare a long-term capital planning program for improvement of the gardens and open space parcels.

After a series of well-attended community meetings sponsored by TPL, Boston Urban Gardeners and the South End Garden Project, a consensus has emerged in the South End/Lower Roxbury community in support of TPL's efforts.

The newly-formed corporation that will maintain and own these parcels is the South End/Lower Roxbury Open Space Land Trust, Inc. ("the Trust"). Created from the former South End Garden Project, Inc. by a vote of its membership on April 7, 1990, the Trust has a Section 501 (c) (3) status. It is a not-for-profit corporation dedicated to the preservation of accessible open space and community gardens for the residents of the South End and Lower Roxbury.

To ensure that these community gardens and open space parcels will be well maintained, the Trust will apply for grant funding from major Boston-based foundations such as the Jessie B. Cox Charitable Trust, the Parker Foundation, and the Riley Foundation. Funds will also be sought from the Edward Ingersoll Browne Fund, the Henderson Fund, and the City of Boston Public Facilities Department's Grassroots Grants program. The Prudential Insurance Company of America has designated this project to receive a grant from its public benefits contribution package to assist with expenses and capital projects.

The Trust has developed maintenance standards addressing such issues as streetside edges, common paths, individual beds, annual clean-ups, annual work days, plant-ins and training workshops. The Trust will elect maintenance and coordination supervisors to ensure that sites are well-maintained.

The BRA design staff has approved the landscaping design plans for the open space and garden parcels.

According to the BRA Board vote of June 29, 1989, the BRA was authorized to disburse \$25,000 to TPL over an 18-month period in four equal installments of \$6,250, payable on November 30, 1989, March 31, 1990, July 31, 1990, and January 31, 1991. TPL has submitted to the BRA sufficient documentation verifying that the conditions of the Grant Agreement have been satisfied. Therefore, TPL has requested that the remaining portion of the grant be disbursed.

It is, therefore, recommended that the South End/Lower Roxbury Open Space Land Trust, Inc. be granted final designation as redeveloper of 14 parcels on eight scattered sites in the South End/Lower Roxbury community for the purpose of maintaining and preserving the above-referenced 14 parcels as permanent open space. It is further recommended that the Director be authorized to disburse the remaining portion of the grant authorized on June 29, 1989 to TPL in view of evidence presented that the contractor has performed all services delineated in the contract authorized on the above-referenced date.

An appropriate resolution follows.

